

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Adams – Wappinger Remodel – Amended Site Plan

**MEETING DATE:** September 6, 2023

**ACCOUNT NUMBER:** 23-3479

**DATE PREPARED:** August 7, 2023

X  SITE PLAN      SPECIAL USE PERMIT      SUBDIVISION

**THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.**

1  TOWN FILE  
 7  TOWN OF WAPPINGER PLANNING BOARD  
 1  ENGINEER TO THE TOWN  
 1  PLANNER TO THE TOWN  
 1  ATTORNEY TO THE TOWN  
  HIGHWAY SUPERINTENDENT  
 1  FIRE PREVENTION BUREAU  
  RECREATION  
  ARMY CORP. OF ENGINEERS  
 1  DUTCHESS COUNTY DEPT. OF PLANNING  
  DUTCHESS COUNTY DEPT. OF PUBLIC WORKS  
 1  NEW YORK STATE DEPT. OF TRANSPORTATION  
 1  DUTCHESS COUNTY DEPT. OF HEALTH  
 1  DUTCHESS COUNTY SOIL & WATER  
  NYS DEPT OF D.E.C  
  TOWN OF FISHKILL  
  TOWN OF EAST FISHKILL  
  TOWN OF LAGRANGE  
  VILLAGE OF WAPPINGER PLANNING BOARD  
  BUILDING INSPECTOR  
 1  ZONING ADMINISTRATOR-BARBARA ROBERTI  
  TOWN CLERK  
  CAMO POLUTION  
  STORM WATER MANAGEMENT (WALTER ARTUS)  
  CENTRAL HUDSON

\*\*\*\*\* PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW\*\*\*\*\*



TOWN OF WAPPINGER PLANNING BOARD

Application No. 23-3479  
Date Received: 8-1-23  
Fee Received: \$750.00  
Escrow Received: \$1,500.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: Adams Wappinger Remodel  
Location of Property: 160 Old Post Road, Wappinger Falls, NY 12590

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

**Adams Wappinger, LLC**  
160 Old Post Road, Wappinger Falls, NY 12590  
Street Town State Zip  
Steve Betcher 845 454-4330 sbetcher@adamsfarms.com  
Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

**Adams Wappinger, LLC**  
765 Dutchess Turnpike Poughkeepsie NY 12603  
Street Town State Zip  
Steve Betcher 845 454-4330 sbetcher@adamsfarms.com  
Contact Person Phone Number Email

Grid No. (SBL#: 6.157 - 4 - 647.343)

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: Retail Location - Please see attached Project Narrative.

Proposed Use: Retail Location - Please see attached Project Narrative.

Existing Sq. Footage: \_\_\_\_\_ Use: Retail Location - Please see attached Project Narrative.

Proposed Sq. footage: \_\_\_\_\_ Use: Retail Location - Please see attached Project Narrative.

Location of Property: 160 Old Post Road, Wappinger Falls, NY 12590

Zoning District: HB Acreage: 12.82

Anticipated No. of Employees: 275

Existing No. of Parking Spaces: 337 Proposed No. of Parking Spaces: 353

Adams Wappinger, LLC

Type Name (Corporation, LLC, Individual, etc.)

08.01.2023

Date

845 454-4330

Owner's Telephone No.



Owner or representative's signature

Patrick Adams - Member

Type Name and Title \*\*\*

765 Dutchess Turnpike, Poughkeepsie, NY 12603

Owner's Address

**\*\*\*If this is a Corporation or LLC please provide documentation of authority to sign.**

Note: \*The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

\* If Special Use Permit for the above use has been applied for, please check ☐.

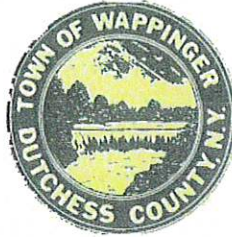
- **Application Fees are non-refundable.**

# TOWN OF WAPPINGER

ZONING ADMINISTRATOR  
Barbara Roberti X128

CODE ENFORCEMENT  
Susan Dao X126  
BRIAN REXHOUSE X124.

FIRE INSPECTOR  
Mark Liehermann X127



**ZONING DEPARTMENT**  
20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590-03  
(845) 297-1373  
FAX: (845) 297-0579

SUPERVISOR  
Dr. RICHARD THURSTON

TOWN COUNCIL  
WILLIAM H. BEALE  
ANGELA BETTINA  
ROBERT JOHNSTON  
MICHAEL KUZMICH

## OWNER CONSENT FORM

TO BE FILED WHEN THE APPLICANT IS NOT THE BUILDING, SITE OR PROPERTY OWNER

BUILDING PERMIT # \_\_\_\_\_ APPLICATION  
# \_\_\_\_\_

SITE LOCATION: 160 Old Post Rd, Wappingers Falls, NY 12590

GRID: # (SBL#: 6.157 - 4 - 647.343)

Name of APPLICANT: Steve Betcher c/o Adams Wappinger, LLC  
(Person PHYSICALLY coming in to apply) (IF other than the Owner)

## ~ CERTIFICATION ~


### NOTICE TO APPLICANTS: 240-109 Certificate of Occupancy

It shall be unlawful for a building owner to use or permit the use of any building or premises or part thereof hereafter created, erected, changed, converted or enlarged, wholly or partly, in its use or structure until a Certificate of Occupancy shall have been issued by the Building Inspector and the Zoning Administrator.

### *FAILURE TO COMPLY MAY RESULT IN COURT PROCEEDINGS.*

I, Patrick Adams, owner of the land/site/building hereby give my permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

07.26.2023  
Date  
845 454-4330  
Owner's Telephone Number

  
Owner's Signature  
Patrick Adams - Member  
Print Name  
765 Dutchess Turnpike, Poughkeepsie, NY 12603  
Print Owner's Address





Montgomery Office:

71 Clinton Street  
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B  
Goshen, NY 10924

(845) 457 - 7727

[www.EngineeringPropertiesPC.com](http://www.EngineeringPropertiesPC.com)

August 1, 2023

Town of Wappinger Planning Board  
20 Middlebush Road  
Wappingers Falls, NY 12590

**ATTN: Chairman Bruce Flower & Board Members**

**RE: W.O. # 1378.03  
ADAMS FAIRACRE FARMS  
OLD POST ROAD, TOWN OF WAPPINGER  
AMENDED SITE PLAN - PROJECT NARRATIVE**

Dear Mr. Flower,

Please find enclosed twelve (12) copies of the Amended Site Plan Application, Short Form Environmental Assessment Form (SEAF), Amended Site Plan, and Exterior Elevations with update floorplan for the Adams Fair Acre Farms retail store located on Old Post Road in the Town of Wappinger. The proposed amendment consists of a proposed cooler expansion ( $\pm 14' \times 72'$ ) along the north side of the existing building and enclosing two existing covered areas to allow for minor interior expansions. The original site was developed and built by the Adams' Family which included a main structure of a 2B Type Building with a Mercantile use. In addition to this Main Structure of approximately 50,401 square feet, a 1,770 square foot Green House and a 12,989 square foot Poly House. The original development included a parking area of 337 spaces along with loading docks and an outdoor nursery area.

At this time, a renovation is planned to bring the Market up to current trends and to remain a vibrant local business. To achieve the desired results for the Proposed Interior Concept, a few minor Building modifications are needed. These modifications are as follows:

1. On the South Elevation, a 252 square foot area is to be encased under an existing roof line. This is to allow for the relocation of the Chocolate Candy Category and to expand some additional products, such as Ice Cream Scooping. This is shown on Elevation 1/A3.2.
2. On this same Elevation in order to expand the Checkstand Area, the Entrance Door is relocated slightly to the East, reversing the Cart Storage Area West and the Entrance Door East. Minor wall infill and openings are required for this adjustment. Both are also shown on Elevation 1/A3.2.
3. To allow expanded Preparation Space in the Kitchen/Commissary and to allow the addition of a Pasta Kitchen, Coolers and Freezers were removed from the exiting

Site Design and Development • Land Surveying • Environmental Planning and Permitting  
Construction Support • Project Management • Client Advocating and Representation • Municipal Engineering

Building to be placed outside of the existing footprint with doors opening to the functional areas they are relative to. This area is 1,026 square feet of additional store area and is shown on Elevation 1/A3.1.

In addition to Elevation A3.1 and A3.1, Elevations 3/A3.1 and Elevation 3/A3.2 show minor change where the East and West additions reflect on the Front Elevation. All other modifications are internal and impact nothing on the site, building structure or change to the aesthetic look of the Market.

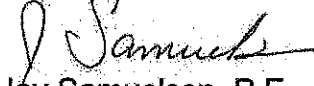
The architectural building changes above result in minor site development changes which are included on the Amended Site Plan. The proposed cooler expansion along the north side of the building will be constructed within a row of existing eleven (11) parking spaces. These eleven parking spaces are proposed to be removed and the area is proposed to be a landscaped island around the cooler. Concrete curbing will be installed along with concrete bollards to protect the cooler from vehicular traffic in the area. The existing storm drainage infrastructure in this area will be modified to eliminate one catch basin (CB 3-13) and associate piping. The catch basin in the corner of the existing parking area (CB 3-12) will remain and a curb drop will be installed in the new curbing to allow for stormwater runoff to be directed to the catch basin.

The two additional areas being enclosed will not have any impact on the site parking, access drives, fire lanes etc. To mitigate the loss in parking spaces along the north side of the site, the parking area on the southeast corner of the site will be expanded to add twenty-three (23) spaces. This parking expansion will remove a small section of the outdoor nursery area to allow for construction of the new parking spaces.

The proposed site development changes result in an overall reduction of impervious area by ±892 SF (0.02 Ac) for the new landscape area created along the north side of the building. The existing outdoor nursery area consists of an existing gravel surface and the expansion of the parking area will not have any impact on the stormwater facilities as the existing drainage patterns will be maintained.

We look forward to discussing this project with the Board at the next Planning Board meeting. If you have any additional questions and/or comments please don't hesitate to contact this office.

Sincerely,  
Engineering & Surveying Properties, PC

  
Jay Samuelson, P.E.  
Principal

encl: